

Architectural Impact Assessment for 'The Grove' at 27 Blackburrow Road, and adjoining newer properties in Mills Circle, Hayfields, Pietermaritzburg

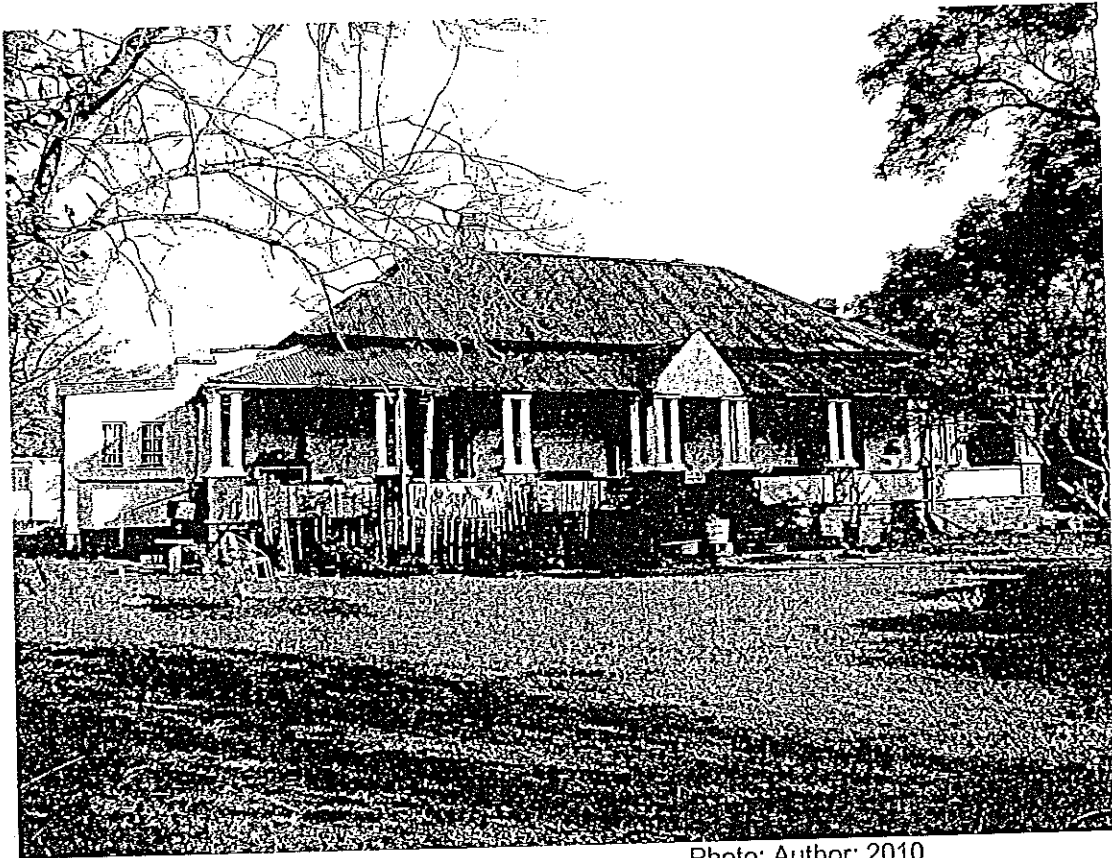


Photo: Author: 2010

June 2010

Prepared for: Terratest

Lower Quarry Centre  
Hilton



archaic consulting

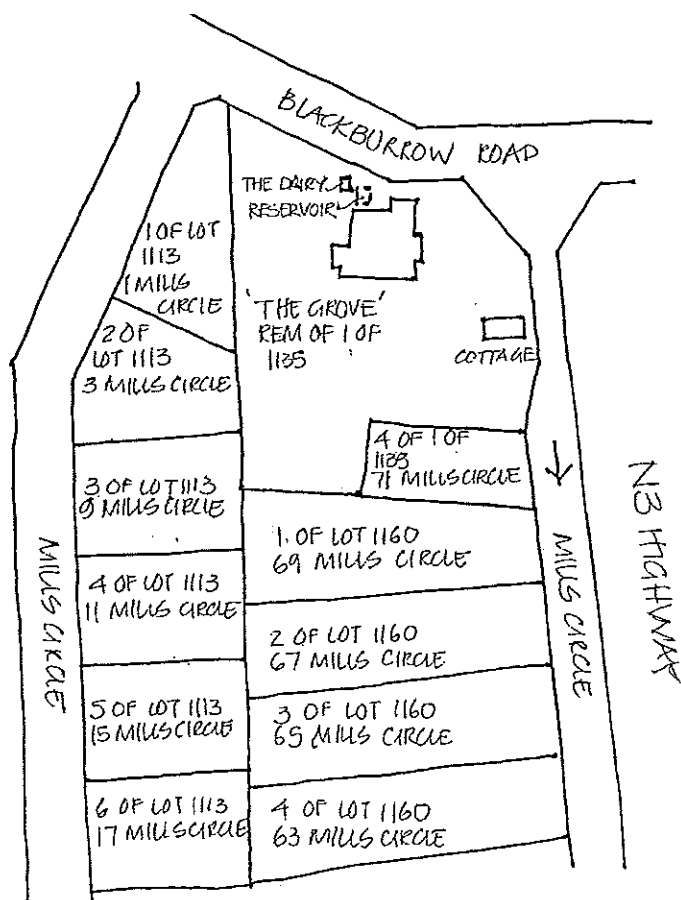
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## **1. Introduction**

Debbie Whelan of Archaic Consulting was approached by Theo Wicks from Terra Test to carry out an architectural impact assessment of a number of residential homes at the top end of Mills Circle, adjacent to Blackburrow Road, in Hayfields Pietermaritzburg. The buildings scrutinised are situated on the Remainder of Lot 1135, (The Grove, 27 Blackburrow Road) Sub 4 of 12 of 1135, 1-4 of 1160, and lots 1-6 of erf 1113. The context of the research in this report is compliance with the KwaZulu-Natal Provincial Heritage Act no 4 of 2008.

The ultimate intention is redevelopment of the entire site, given its location in an easterly expanding city, its proximity to other retail outlets and the N3 highway.

## **2. Methodology**

The general site was inspected on 27 May 2010, and then again with the owner of the old building 'The Grove', Mr. Graham Mills, on the 8 June. Because of the singular lack of empirical information assisting in establishing the history of the site, the author is indebted to Mr. Mills for leads, having lived at the house or owned it since 1940. The house is currently let to a number of tenants, many of whom are borderline indigent. There has not been much maintenance for a number of years.

The main property, no 27 Blackburrow Road, is the focus of this report, given its automatic protection by the Heritage Act no 4 of 2008, due to its age being over 60 years.

Official documentation for this is scanty- the original survey diagram was located (see fig 1) and the title deeds transferring the Townlands from the Crown to the Borough of Pietermaritzburg, as well as the original title deed awarding the property to Wheeler in 1866 were consulted. Sadly the land registers at the Deeds Office did not exist for the parent site.

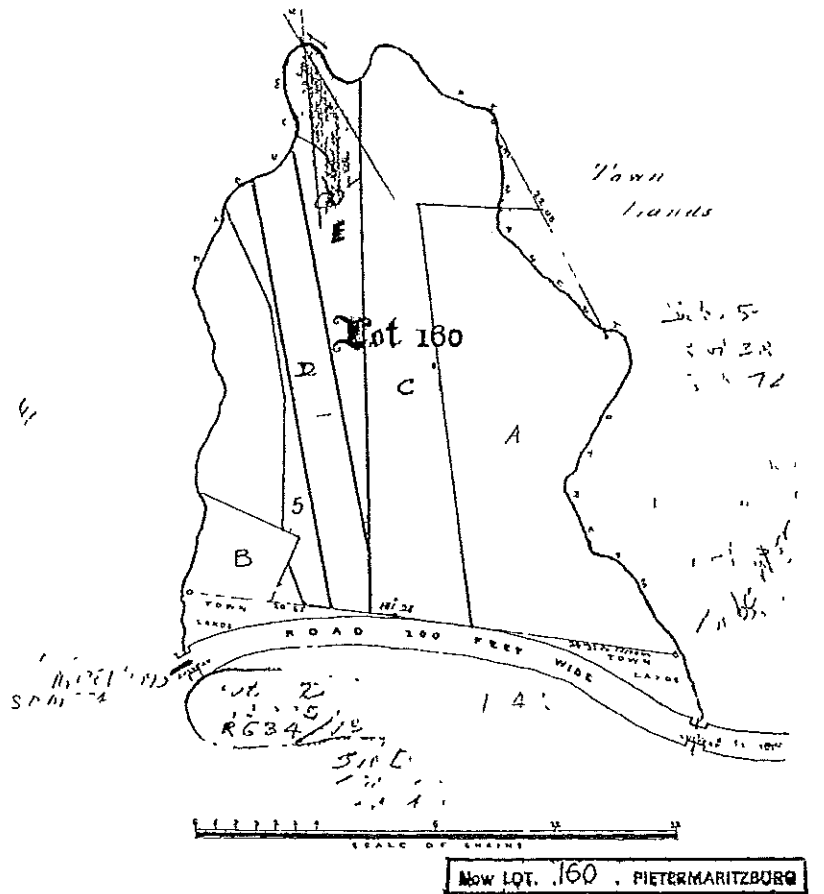
Recourse was made to published histories of Pietermaritzburg, as well as the Natal Almanacs in the Provincial Archives Repository.

Because of the recent ages of the properties on the lots that form Mills Circle, these buildings were not visited but merely photographed from the outside.

## **3. History of the main erf Lot 160 Pietermaritzburg**

Lot 160, the parent of the lots discussed, was ceded unsurveyed and unallotted to the Borough of Pietermaritzburg in 1855 through Transfer 1687/1855 which formed the Townlands. Lot 160 was then surveyed in 1866, showing what is now Blackburrow Road to the south, consisting originally of 47 acres.

The land register has been requested twice, and does not appear to exist, perhaps due to the complex alienation and consolidation of properties since then. Thus, much of the little information there is comes from the Natal Almanacs, and some sketchy information to work back from was provided by Mr. Graham Mills, the current owner. However, it is known from the survey diagram that Lot 160 was sold through deed of Transfer 95/1869 to one Henry William Wheeler who was described as a carpenter. The Natal Almanacs do not elucidate on his occupation and his residence, and the archival Deceased Estates records note his death in 1870. (MSCE 3/21 W26/1870) Given the lack of mention of any structure in the title deeds, it is suspected that the original shale part of the structure dates back to this period, and, given its position on the road towards Bishopstowe and the main road to Durban, could date to even before this.



The above Diagram marked Tot 160, represents 47 Acres, 3 Rods 19 Perches of Land, situate in and being a portion of the Town Lands of Pietermaritzburg, Colony of Natal.

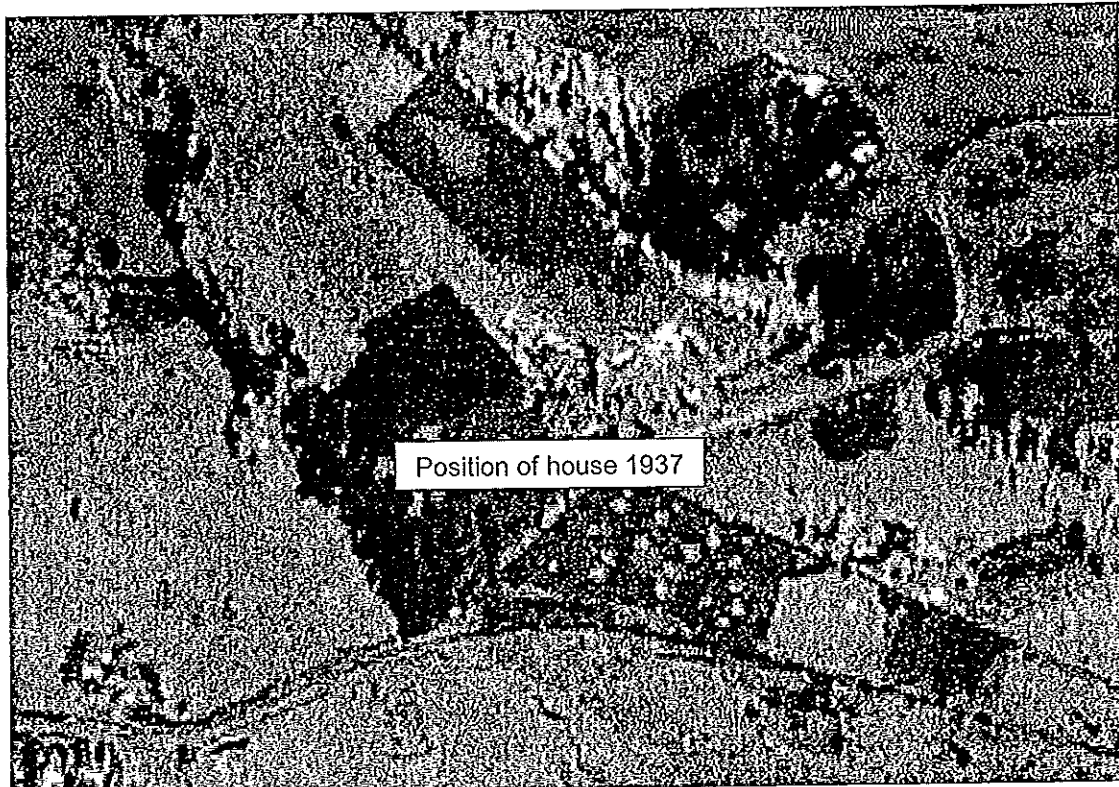
Bounded N and W by a Stream, E by Town Lands and a Permanent Stream and S by Town Lands and a Road  
 Surveyed by order of the Corporation, by me  
 J. H. H. H. H.  
 September 1866 Government Surveyor

**Fig 1: Survey diagram: 'The Grove' is found at the intersection with Lot C and Blackburnow Road.**

The next record of occupation is 1907 when one F Nossiter was resident at a property known as 'The Grove' situated in New England. Then, the McAlisters took residence by the early 1920's- Mr. Mills notes that Emmanuel McAlister owned the farm at some time, and was gored to death by a bull on market square. The Natal Almanacs note EG McAlister, builder resident in 1924 and in 1932 Mrs. RG McAlister was resident at 'The Grove'. At this time, the street address was 53 Blackburnow Road and was later changed to no 27.

Leslie Mills purchased the property in 1940 from, Mr. Graham Mills indicates, 'the Stewarts'. Certainly, this property featured in the wartime effort in Hayfields, accommodating the wives of soldiers barracked in the Hay Paddock recruitment camp. It must be remembered that the Hayfields area used to be known as 'Hay Paddock' and the Corporation hayfields were located here. The function of the area as a recuperation camp during World War II is well documented by Haswell *et al* (1988) and Gordon (1981).

A portion was excised for the construction of the N3 highway in 1954.



*Fig 2: Aerial Photograph 117B\_017\_39519 showing the site above the note*

#### **4.1 Assessment: structures on Lot 1135: 27 Blackburrow Road- The Grove**

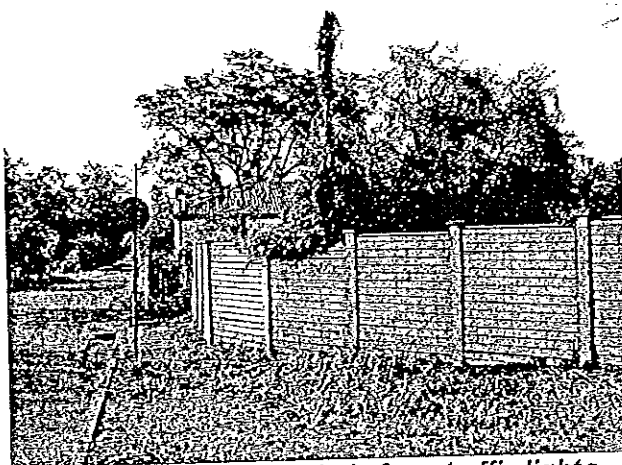
The house known as 'The Grove' is positioned behind a pre-cast concrete fence parallel to Blackburrow Road, opposite Hayfields Shopping Centre, and bounded on the west by the N3 Highway cutting. To the north and east of the site is more recent speculative development, also discussed in this report.



*Fig 3: view over fence from Blackburrow road*



*Fig 4: view from traffic lights on road*



*Fig 5: view down Mills Circle from traffic lights*



*Fig 6: view of main house from Mills Circle- cottage to right*

The house sits in a site shaded by well established, even old, exotic trees. It has a narrow veranda to the north and is constructed in a 'U' shape, with a courtyard to the rear. It is of mixed construction, the early part of shale laid in mud mortar beds, and the additions forming the arms of the 'u' out of Pietermaritzburg salmon brick, plastered and painted. The entire structure is under original corrugated sheeting- Gospel Oak or the like. The floors internally are in part suspended timber, and also concrete slab to the rear.



*Fig 7: front of house facing north*



*Fig 8: garden setting*

Other buildings on the site are 'The Cottage', of masonry construction under asbestos sheet roofing constructed in the early 1940's to house Graham Mill's grandparents, the structure known as 'The Dairy' which is located to the rear of the house adjacent to Blackburrow Road, which is of masonry construction with a concrete slab roof. Below this, at its entrance is the well. There is also an underground reservoir at the rear of the house which is perhaps the cause of some of the subsidence in the structure. An addition to the west wing forms the Coal Store. All of these extra structures will be dealt with in the appropriate section.

#### 4.1.1 The main house

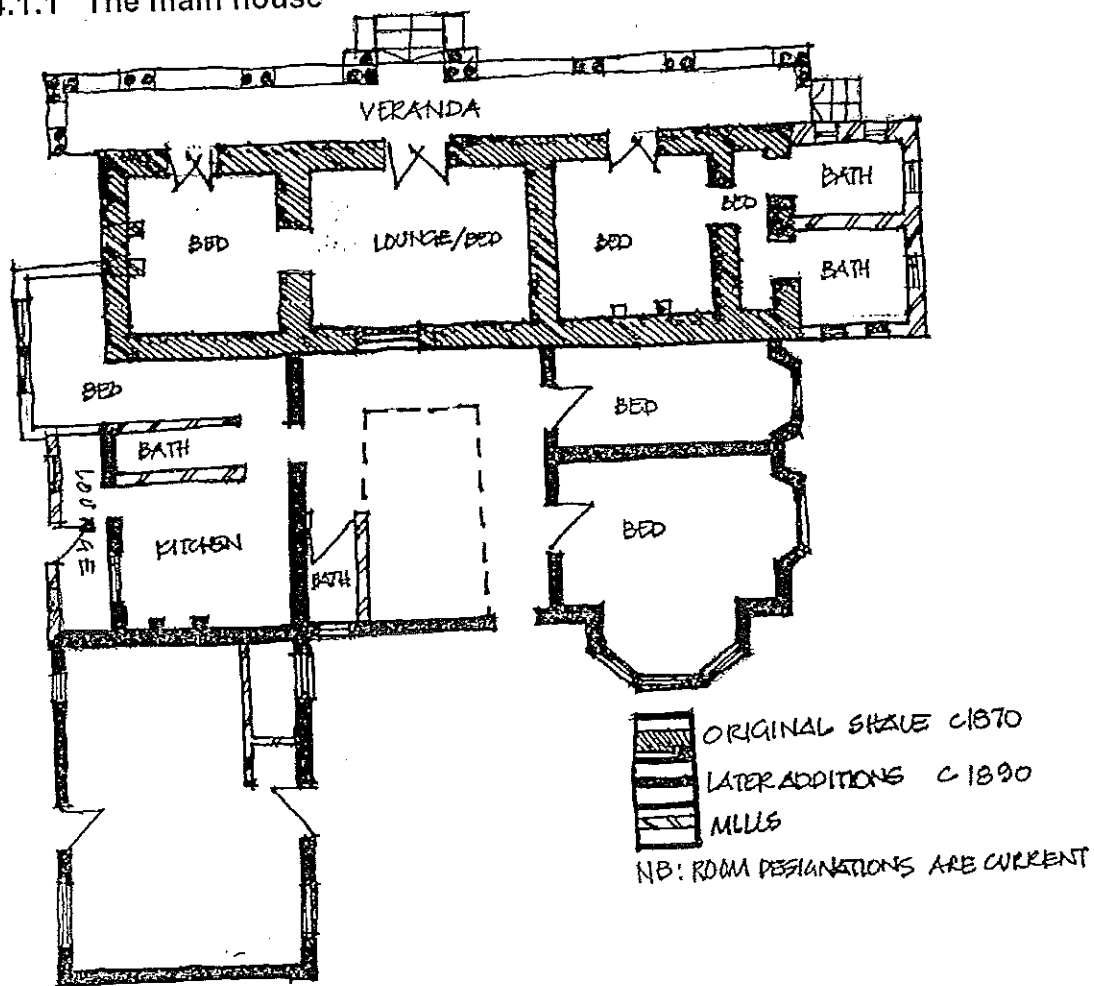
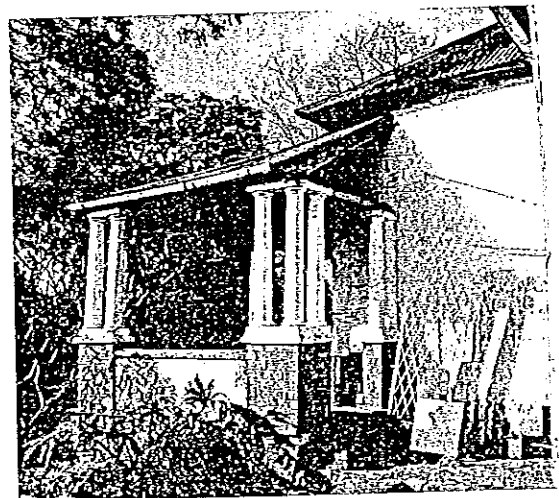


Fig 9: plan of the main house at 'The Grove'

The northern elevation consists of the narrow veranda which leads into which was the earliest part of the house, and then what later comprised the main reception rooms. The most notable feature of this dwelling is this veranda, which adds a symmetry to the original shale structure. This veranda has thick quarry tiles laid to the floor and paired truncated Tuscan columns topping the stub wall.

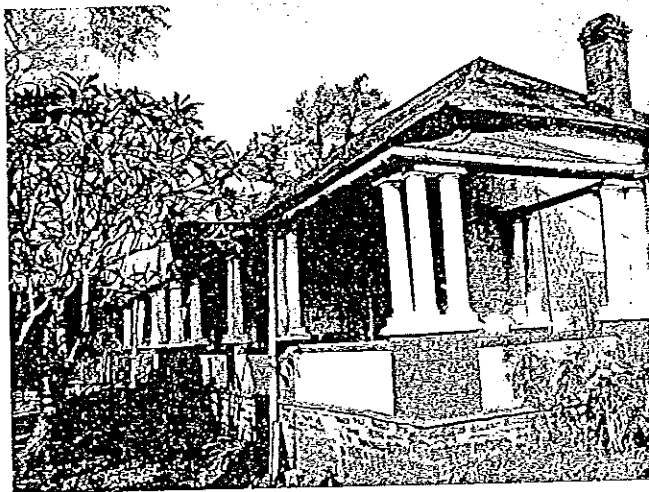


Figs 10 and 11: Approach from Mills Circle showing later addition and entry to veranda  
The construction of the veranda is a masonry balcony wall on a shale base. In places, the latter has

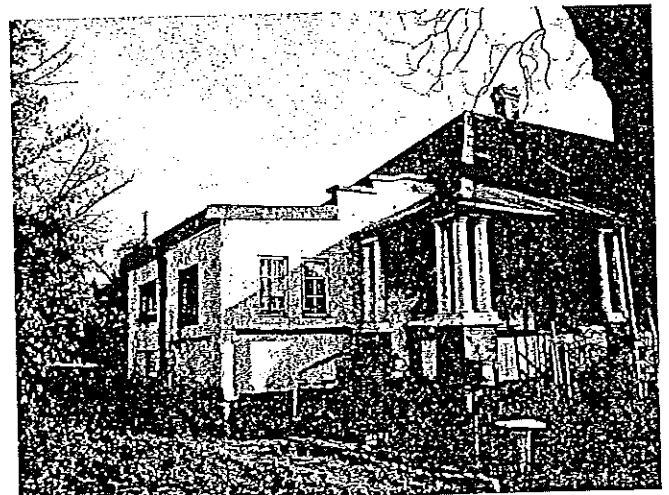


begun to collapse, creating bulging in the general line of the wall. Particularly of concern is the area around the main staircase, where rotational movement is pushing the pediment and its columns forward. This has resulted in large gaps in the base of the staircase, (Fig 16) and spaces which have been subsequently filled with interstitial pieces of timber, in the roof structure above (Fig 18). The collapse of this part of the veranda, in isolation of the other areas where the base shale is bulging out, could be as a result of the extra weight of the pediment and its associated columns as well as the increased ground water as a result of the leak to the reservoir to the rear as previously mentioned. Fig 14 shows the gap between the roofing and the pediment. This collapse of the external veranda wall is extended into structural failure in the flat arches over the French doors which lead from the veranda into the erstwhile reception rooms (Fig 17). These walls too are of shale with mud mortar pointing. There is some evidence of internal cracking.

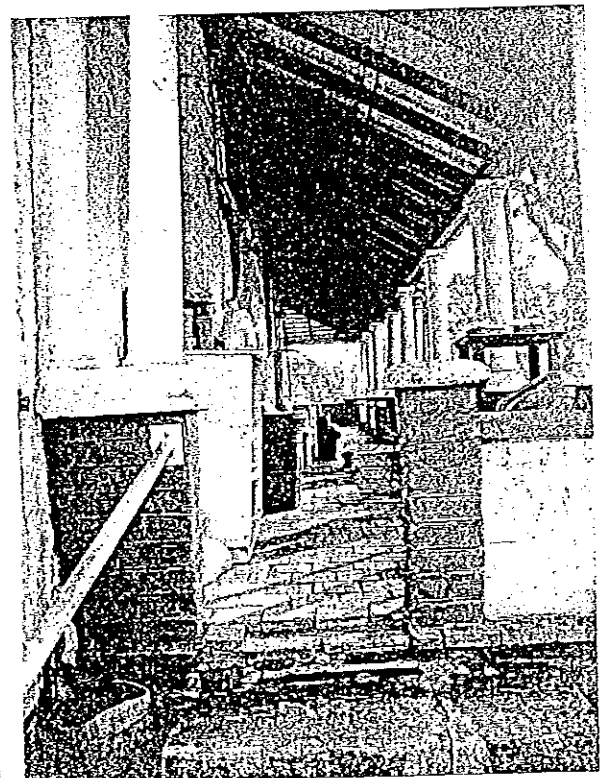
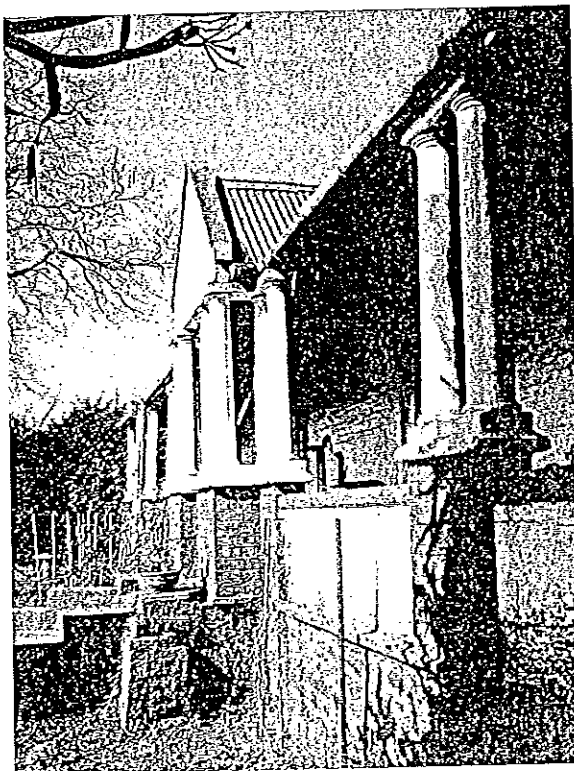
Other maintenance issues that have led to major indicators of failure is the shocking condition of the timberwork to the veranda. It would seem that the truncated Tuscan columns were a later addition, replacing earlier timber columns. This change, and the dearth of maintenance of late includes the degradation of the rainwater goods, and means that any repair work will be extensive and very costly.



*Figs 12: view along veranda*

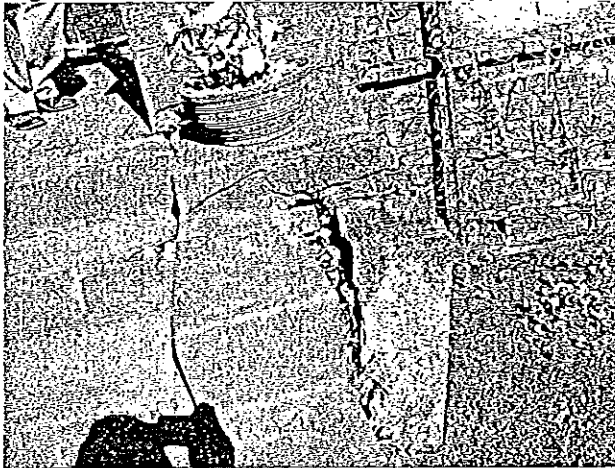


*Fig 13: enclosed raised porch,*

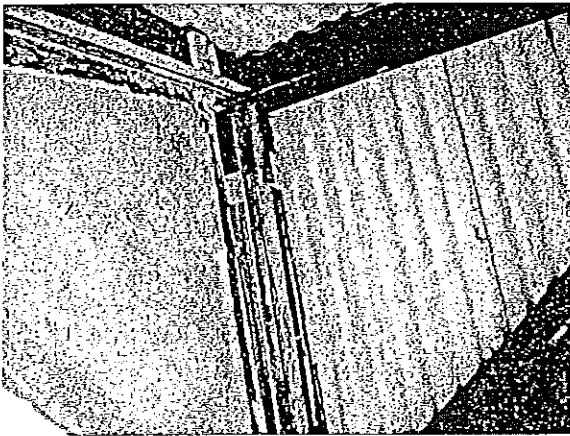




*Fig 14: view showing forward pitching pediment Fig 15: view along veranda from east*



*Fig 16 & 17: structural collapse: main stairs, and lintol over French doors, both on veranda*



*Fig 18: showing pediment and space created through rotational movement*

The eastern elevation is dominated by the projecting raised porch, which was enclosed by Mr. Mills creating a bathroom for his mother when she was elderly. Particularly notable is the pair of ungainly bay windows that project out from the elevation, hosting steel windows. It is suspected that these two are a later addition.



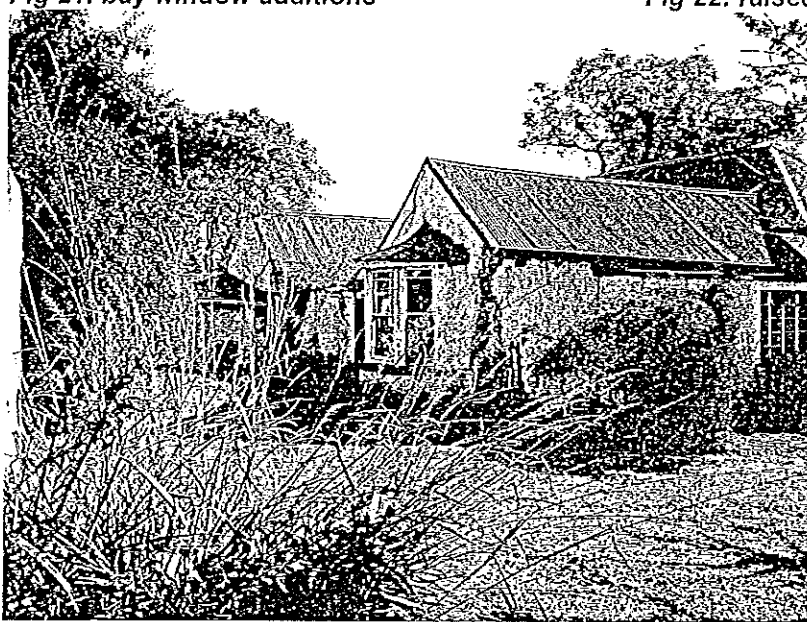
*Figs 19 & 20: Junction of old building, elevated porch and 1890's additions*



*Fig 21: bay window additions*



*Fig 22: raised porch now bathrooms*

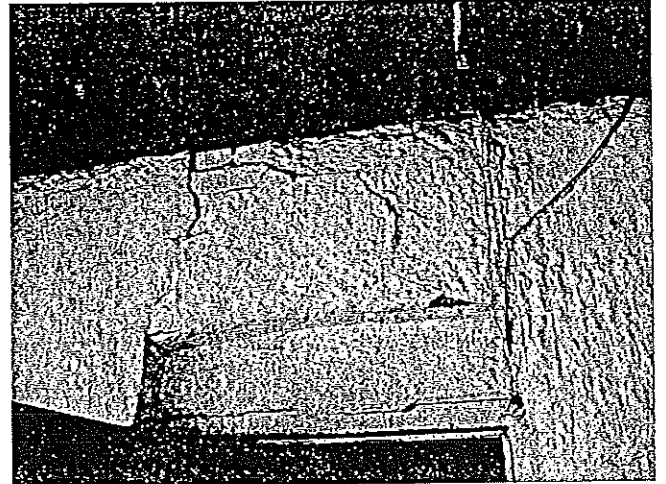


*Fig 23: view of east elevation and context with the south*

The southern elevation faces onto Blackburrow Road, and has a bay window to the east, a walled courtyard, and a coal shed in the 'U' extension to the west. This part of the house is not really visible from Blackburrow Road. However, at the same time it must be pointed out that the house has its back to the road, and does not address it in any manner forming 'streetscape'. As a rural /pastoral dwelling, streetscape was less and issue than aspect and orientation.

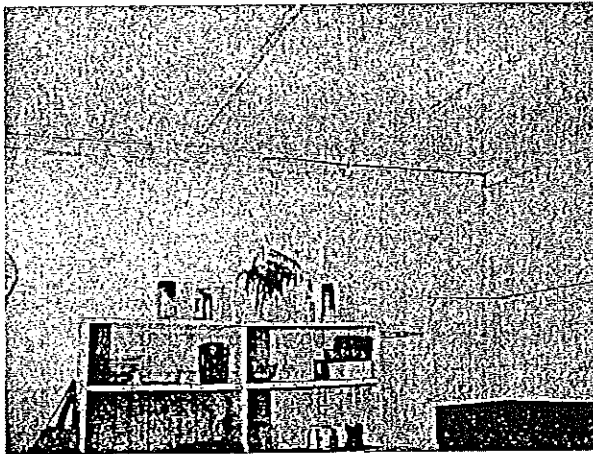


*Fig 37: window into lounge- old building*

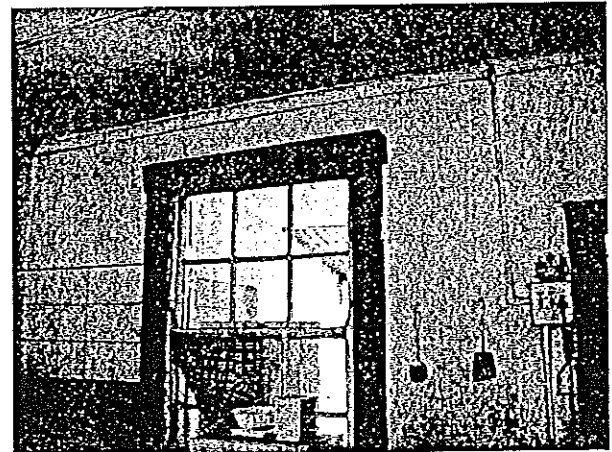


*Fig 38: collapsing arch into kitchen*

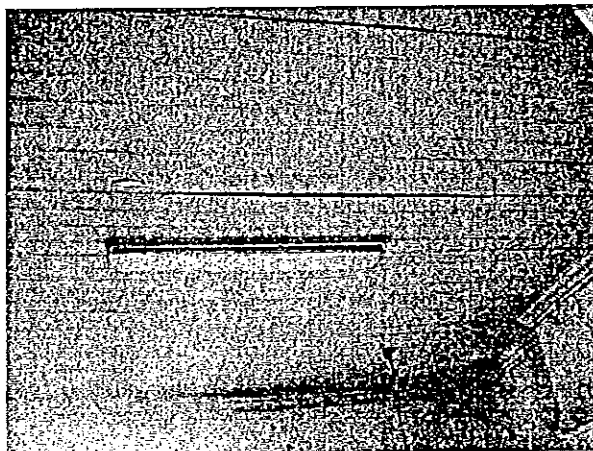
Because the house is let to a number of tenants, many of the rooms were inaccessible as they were locked. What is visible is reasonably nondescript. There is no evidence of major damage- Mr. Mills notes that the timber strip flooring in one of the rooms was totally replaced with a concrete floor when he was a boy, much of the flooring is reasonable, and the ceilings are in large part what one would expect with an old roof and a lack of maintenance.



*Fig 39: kitchen and old chimney breast*



*Fig 40: window to enclosed veranda from kitchen*



*Fig 41: ceilings in lounge in old building*

## Recommendations:

The main house, named 'The Grove' is an example of a rural dwelling that has been incrementally altered over the years, in accordance with changing needs. The original shale building, perhaps dating to the late 1860's was added onto some years after, and subsequent incursions have also occurred. Until relatively recently, it was located outside of the main borough, on the road towards Bishopstowe and close to the main Durban Road. Also, as a rural dwelling, it was not intended to address the road, but took more cognizance of the aspect and orientation.

As a rural dwelling, it was modest, and had little decoration. The added veranda with the Tuscan columns, possibly a vestige of gentrification in the 1920's, is the only evidence of any form of attempt at 'beautification'.

Its use too, has changed materially. Whereas in the past the house accommodated families, it now houses a number of separate tenants, and some unfortunate alterations have been made to accommodate this. Not the least is the number of bathroom conversions, many of which are likely to be illegal.

Repairing the house would be costly. In addition to underpinning of the veranda, and propping up of the occasional collapsing arch, the roof has not had any maintenance for many years, and the timberwork on the verandas is evidence of this. Some gutters are held on by rope, and generally all repair has been reactive rather than proactive. Many of the chimneys are in need of rebuilding. Shale work on the front elevation is bursting at ground level.

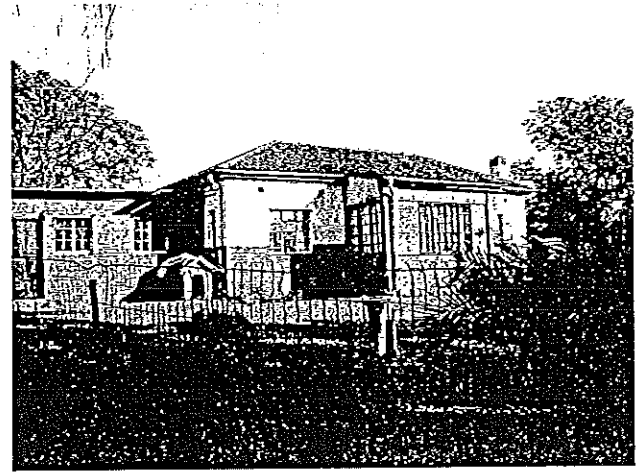
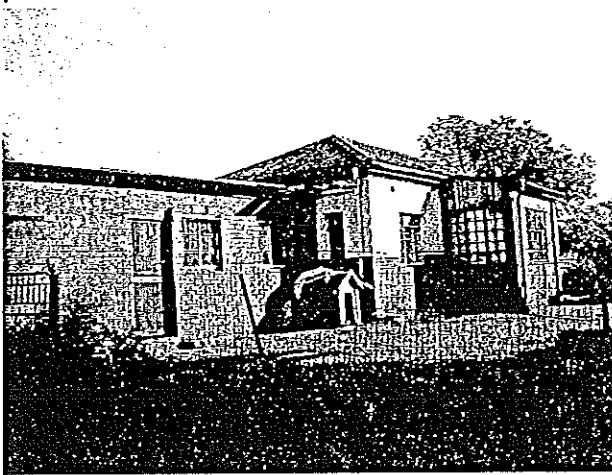
Reusing the house for anything other than a dwelling would be impractical. The spaces internally are reasonably small, and its 'U' shaped configuration together with the spaces enforced by the shale construction, make conversion into flatlets difficult. Its relationship with the road does not exist- 'celebrating entrance' to a new development is not an option with a bay window and a small door into a walled courtyard. Its position along the road has merit though, freeing up the balance of the site for development.

Given the (im)practicalities of repairing the house and reusing it in a future development, if all other avenues are pursued in the process of design and found wanting, the author considers demolition an option.

Main house	Local importance	Regional importance	National importance	International importance
Architectural significance	low	low	low	low
Historical significance	None found	low	low	low
Technical significance	low	low	low	low
Scientific significance	low	low	low	low
Social significance	None found	low	low	low

#### 4.1.2 The 'Cottage'

This is a serviceable building constructed in the 1940's to house Mr. Mill's grandparents. It is orthogonal under an asbestos sheet roof with steel windows. It has a couple of accretions, not the least a mixed material addition of recent construction.



*Figs 42 and 43: the 'cottage' from the south*



*Fig 44: from Mills Circle*



*Fig 45: from Mills Circle- main house at rear*

#### Recommendations:

The 'cottage' is of solid construction and functional. It has little else to recommend it, and the author considers demolition and option.

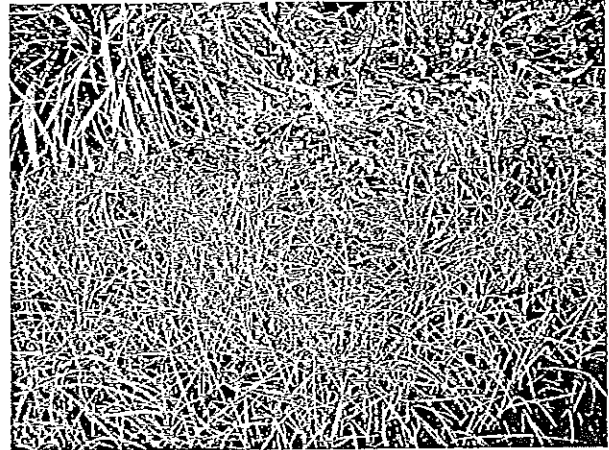
The cottage	Local importance	Regional importance	National importance	International importance
Architectural significance	low	low	low	low
Historical significance	low	low	low	low
Technical significance	low	low	low	low
Scientific significance	low	low	low	low
Social significance	low	low	low	low

#### 4.1.3 The dairy

This small structure adjoins Blackburrow Road. It has a flat concrete slab roof, as this had tanks on top of it. Below and in front of the door to the dairy is an old well. (see fig 47)



*Fig 46: the dairy*



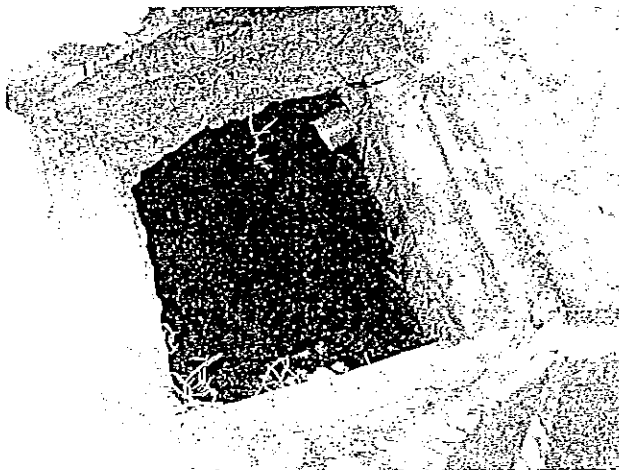
*Fig 47: the well*

#### Recommendations:

The dairy is of solid construction and functional. It has little else to recommend it. The author considers demolition an option.

Dairy/ well	Local importance	Regional importance	National importance	International importance
Architectural significance	low	low	low	low
Historical significance	low	low	low	low
Technical significance	low	low	low	low
Scientific significance	low	low	low	low
Social significance	low	low	low	low

#### 4.1.4 The reservoir



*Fig 48: the reservoir*



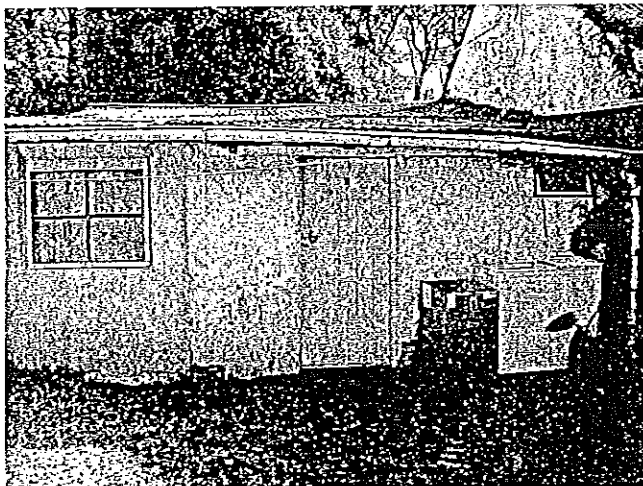
### Recommendation:

The reservoir is underground and, according to the owner, has a leak which is perhaps the cause of some of the structural damage to the main house. It has little else to recommend it. The author considers demolition an option.

Reservoir	Local importance	Regional importance	National importance	International importance
Architectural significance	low	low	low	low
Historical significance	low	low	low	low
Technical significance	low	low	low	low
Scientific significance	low	low	low	low
Social significance	low	low	low	low

#### 4.1.5 The coal shed

This is dealt with separately as it is an addition to the main house which could be removed if the main building was to be retained. It is of incremental construction, has had little thought to the planning, and in the opinion of the author could be demolished.



*Fig 49: the coal shed*

### Recommendation:

There is little to recommend in retaining this addition and the author recommends demolition

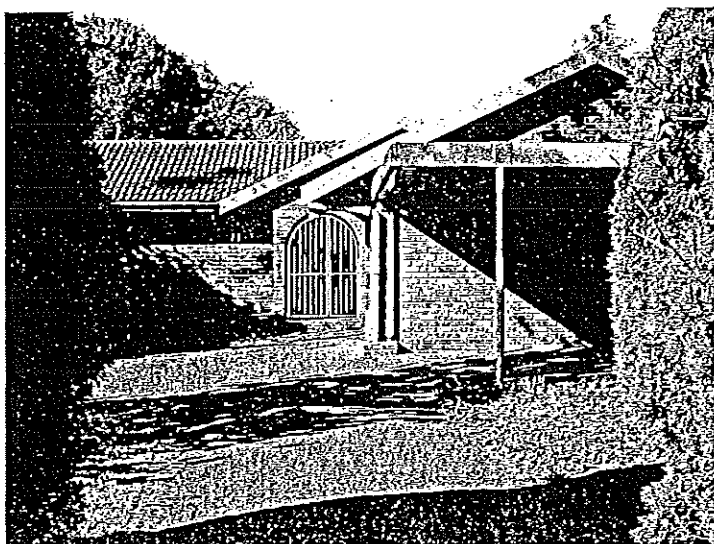
Coal shed	Local importance	Regional importance	National importance	International importance
Architectural significance	low	low	low	low
Historical significance	low	low	low	low
Technical significance	low	low	low	low
Scientific significance	low	low	low	low
Social significance	low	low	low	low



## Other structures on Lot 1135

### 4.1.6 Sub 4 of 1135 – 71 Mills Circle

Sub 4 was alienated from Sub 1 in 1983 and sold to Johannes Gerbrand Steyn. The house is of clinker bricks and Holley Harveytile with arched entrances. Given its construction after 1983, it is not older than 60 years, and is an example of suburban architecture of which there are scores of similar examples.



*Fig 50: house on Sub 4 of 1135*

#### Recommendation:

Demolition of this structure would not require a permit from Amafa as the building is not over 60 years old. Nevertheless, there is little architectural, historical or social significance in retaining the building.

71 Mills Circle	Local importance	Regional importance	National importance	International importance
Architectural significance	low	low	low	low
Historical significance	low	low	low	low
Technical significance	low	low	low	low
Scientific significance	low	low	low	low
Social significance	low	low	low	low

## 5. Assessment: Erven on Lot 1113

Lot 1113 as a full erf was consolidated by Millhaven Estates in 1954 and then fragmented.

### 5.1 Lot 1 of 1113- 1 Mills Circle

Lot 1 of 1113 was sold to Arthur Hood in 1954, although it is evident that this structure does not date from this time. It is a low, horizontal house of contemporary construction, built out of pale clay bricks and roofed with Holley Harveytile. The windows are of steel. It has candy twist Spanish columns to the added verandas.



Fig 51: front of Lot 1 of 1113



Fig 52: Lot 1 from Mills Circle



Fig 53: Lot 1 to the right and the roof of 'The Grove' to the left.

This building is not older than 60 years, and is an example of desultory suburban architecture of which there are scores of similar examples.

### Recommendation:

Demolition of this structure would not require a permit from Amafa as the building is not over 60 years old. Nevertheless, there is little architectural, historical or social significance in retaining the building.

Lot 1/1113	Local importance	Regional importance	National importance	International importance
Architectural significance	low	low	low	low
Historical significance	low	low	low	low
Technical significance	low	low	low	low
Scientific significance	low	low	low	low
Social significance	low	low	low	low

### 5.2 Lot 2 of 1113- No 3 Mills Circle

Sub 2 of Lot 1113 was sold to Arthur Hood in 1954. The building is roughly orthogonal and of common facebrick construction with raised string courses under a Marseille tile roof and with steel windows. It has a ranch type chimney. Although the property was sold to Hood in the 1950's, this building is more contemporary. It is not older than 60 years, and is an example of desultory suburban architecture of which there are scores of similar examples.



*Fig 54: House on Lot 2 of 1113*

#### **Recommendation:**

Demolition of this structure would not require a permit from Amafa as the building is not over 60 years old. Nevertheless, there is little architectural, historical or social significance in retaining the building.

Lot 2/ 1113	Local importance	Regional importance	National importance	International importance
Architectural significance	low	low	low	low
Historical significance	low	low	low	low
Technical significance	low	low	low	low
Scientific significance	low	low	low	low
Social significance	low	low	low	low

### 5.3 Lot 3 of 1113- No 9 Mills Circle

This erf was sold to Joan Isabel Randall in 1954.



*Fig 55: House on Lot 3 of 1113*

The house is a simple building of standard masonry construction plastered and painted with steel windows under a Marseille tile roof. It has a prominent facebrick dado. It is not older than 60 years, and is an example of suburban architecture of which there are scores of similar examples.

#### **Recommendation:**

Demolition of this structure would not require a permit from Amafa as the building is not over 60 years old. Nevertheless, there is little architectural, historical or social significance in retaining the building.

3/1113	Local importance	Regional importance	National importance	International importance
Architectural significance	low	low	low	low
Historical significance	low	low	low	low
Technical significance	low	low	low	low
Scientific significance	low	low	low	low
Social significance	low	low	low	low

## 5.4 Lot 4 of 1113- 11 Mills Circle

Subdivision 4 of 1113, no 11 Mills Circle, was sold to Cyril Herbert Sharp in 1954 and presumably would have been developed at the time.



*Fig 56: House on Lot 4 of 1113*

The house is a simple orthogonal building of standard masonry construction, partly clinker brick and partly plastered and painted with steel windows under a clay tile roof. There is a prominent ranch style chimney. It is not older than 60 years, and is an example of suburban architecture of which there are scores of similar examples.

### Recommendation:

Demolition of this structure would not require a permit from Amafa as the building is not over 60 years old. Nevertheless, there is little architectural, historical or social significance in retaining the building.

4/1113	Local importance	Regional importance	National importance	International importance
Architectural significance	low	low	low	low
Historical significance	low	low	low	low
Technical significance	low	low	low	low
Scientific significance	low	low	low	low
Social significance	low	low	low	low

## 5.5 Lot 5 of 1113- 15 Mills Circle

Subdivision 5 was sold to Cyril Herbert Sharp in 1954 and presumably would have been developed at the time.



*Fig 57: house on Lot 5 of 1113*

The house is a simple orthogonal building of standard masonry construction, plastered and painted, with a prominent dado and with steel windows under a Marseille tile roof. It is not older than 60 years, and is an example of suburban architecture of which there are scores of similar examples.

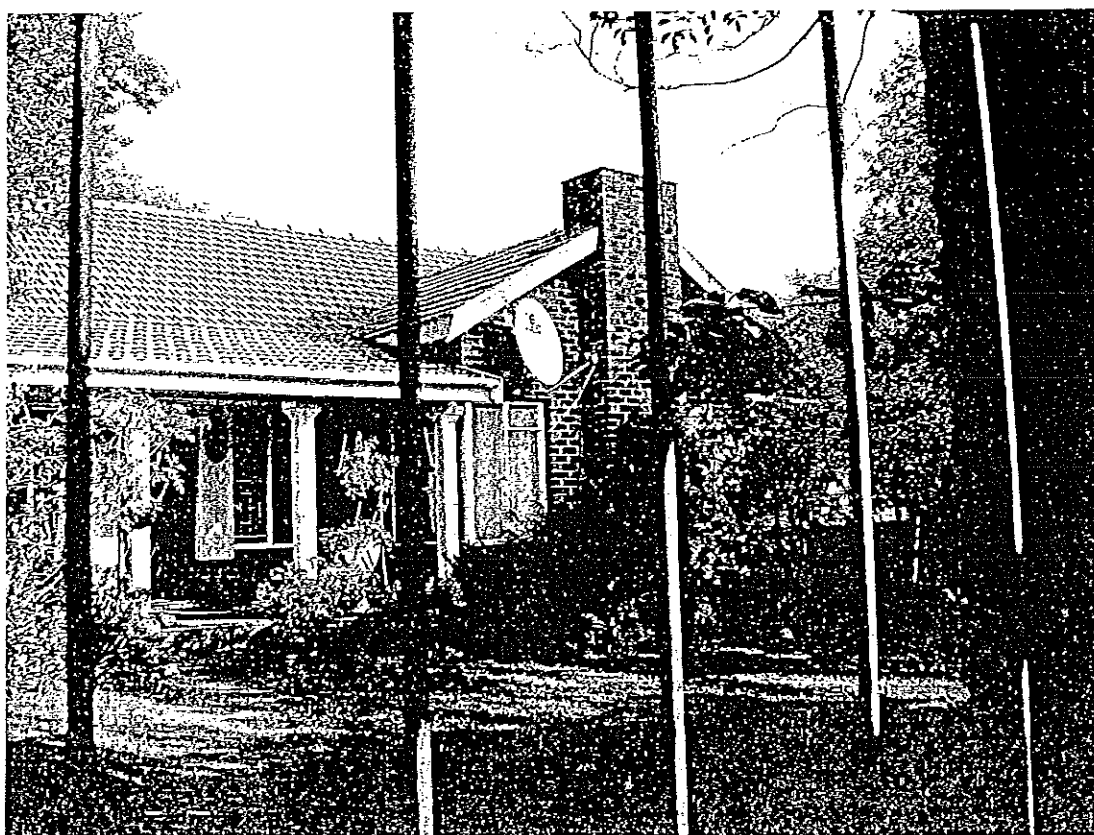
### Recommendation:

Demolition of this structure would not require a permit from Amafa as the building is not over 60 years old. Nevertheless, there is little architectural, historical or social significance in retaining the building.

5/1113	Local importance	Regional importance	National importance	International importance
Architectural significance	low	low	low	low
Historical significance	low	low	low	low
Technical significance	low	low	low	low
Scientific significance	low	low	low	low
Social significance	low	low	low	low

## 5.6 Lot 6 of 1113- No 17 Mills Circle

Sub 6 was sold to Malcolm Alfred Gillam in 1956



*Fig 58: House on Lot 6 of 1113*

The house is a simple building of standard masonry construction of burnt facebrick and panels of plaster and paint, a prominent chimney and square Doric columns. It has steel windows under a Marseille tile roof. It is not older than 60 years, and is an example of suburban architecture of which there are scores of similar examples.

### Recommendation:

Demolition of this structure would not require a permit from Amafa as the building is not over 60 years old. Nevertheless, there is little architectural, historical or social significance in retaining the building.

6/1113	Local importance	Regional importance	National importance	International importance
Architectural significance	low	low	low	low
Historical significance	low	low	low	low
Technical significance	low	low	low	low
Scientific significance	low	low	low	low
Social significance	low	low	low	low

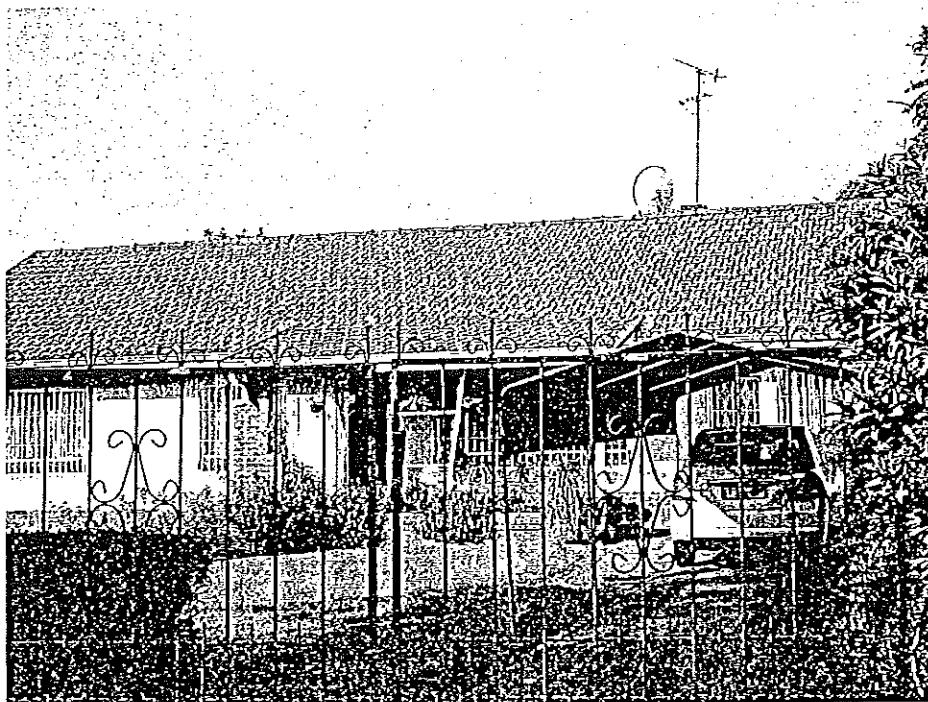


## 6. Assessment: Erven on Lot 1160

Lot 1160 was a consolidated total of 17 acres in 1954. It was then rapidly fragmented the following year into small subs.

### 6.1 Lot 1 of 1160- No 69 Mills Circle

Sub 1 of 21719 sq feet was sold to Colin Holdman Smith in 1955.



*Fig 59: House on Lot 1 of 1160*

The house is a simple orthogonal building of standard masonry construction with steel windows under a Marseille tile roof. It has 'V' shaped round section veranda posts. It is not older than 60 years, and is an example of suburban architecture of which there are scores of similar examples.

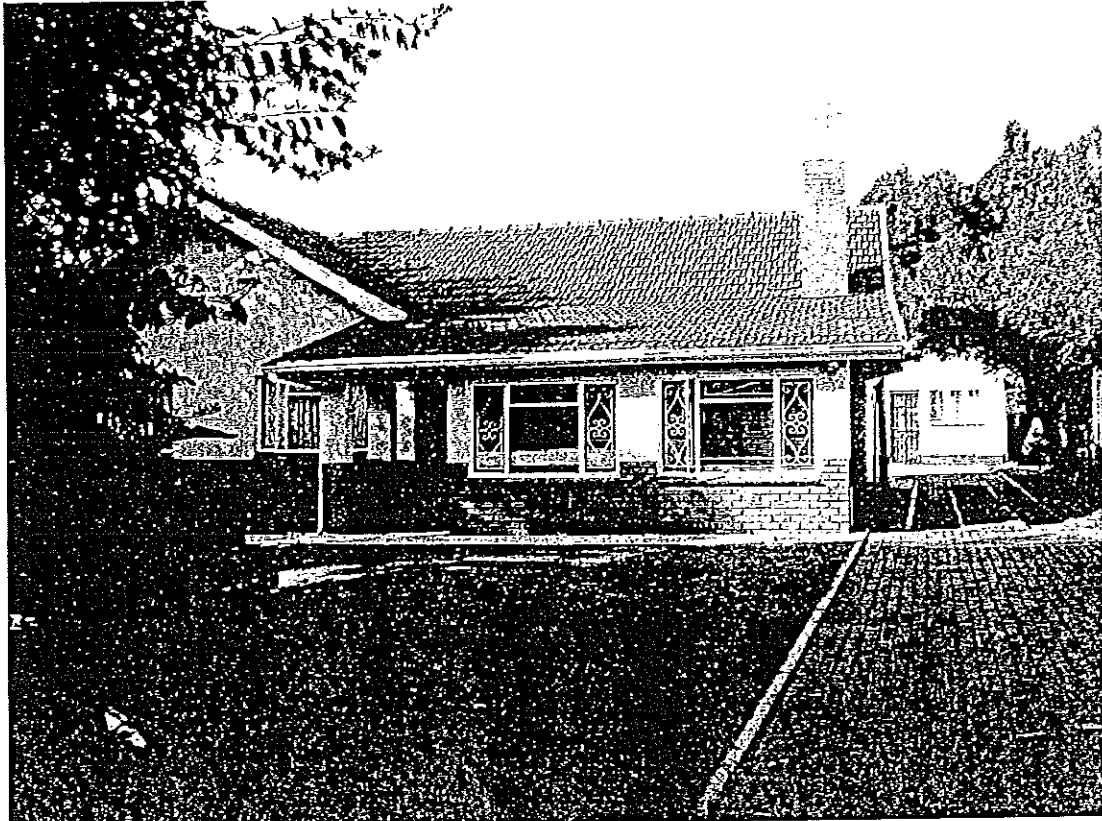
### Recommendation:

Demolition of this structure would not require a permit from Amafa as the building is not over 60 years old. Nevertheless, there is little architectural, historical or social significance in retaining the building.

1/1160	Local importance	Regional importance	National importance	International importance
Architectural significance	low	low	low	low
Historical significance	low	low	low	low
Technical significance	low	low	low	low
Scientific significance	low	low	low	low
Social significance	low	low	low	low

## 6.2 Lot 2 of 1160- No 67 Mills Circle

Lot 2 of 1160 was sold to Gerhard Arthur Leisegang in 1955



*Fig 60: House on lot 2 of 1160*

The house is a simple orthogonal building of standard masonry construction with steel windows under a Marseille tile roof. It is not older than 60 years, and is an example of suburban architecture of which there are scores of similar examples.

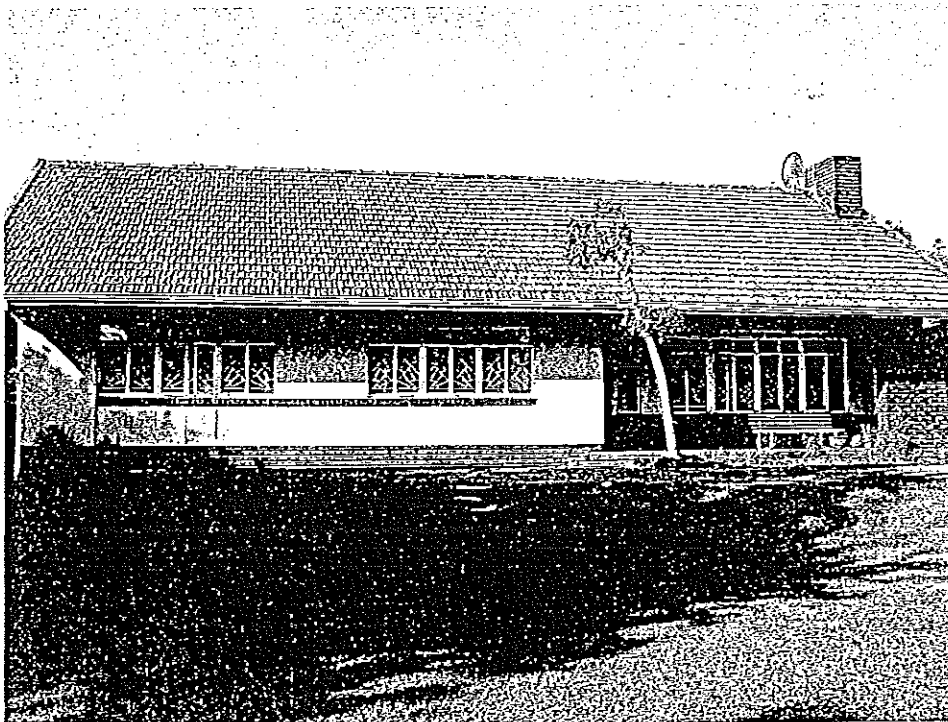
### Recommendation:

Demolition of this structure would not require a permit from Amafa as the building is not over 60 years old. Nevertheless, there is little architectural, historical or social significance in retaining the building.

2/1160	Local importance	Regional importance	National importance	International importance
Architectural significance	low	low	low	low
Historical significance	low	low	low	low
Technical significance	low	low	low	low
Scientific significance	low	low	low	low
Social significance	low	low	low	low

### 6.3 Lot 3 of 1160- No 65 Mills Circle

Sub 3 of 21852 square feet was sold to John Geoffery Servant in 1955.



*Fig 61: house on Lot 3 of 1160*

The house is a simple orthogonal building of standard masonry construction with steel windows under a Marseille tile roof. It is not older than 60 years, and is an example of suburban architecture of which there are scores of similar examples.

#### **Recommendation:**

Demolition of this structure would not require a permit from Amafa as the building is not over 60 years old. Nevertheless, there is little architectural, historical or social significance in retaining the building.

3/1160	Local importance	Regional importance	National importance	International importance
Architectural significance	low	low	low	low
Historical significance	low	low	low	low
Technical significance	low	low	low	low
Scientific significance	low	low	low	low
Social significance	low	low	low	low

#### 6.4 Lot 4 of 1160- 63 Mills Circle

Sub 4 was sold to Gwyneth Joan Barkhus in 1955.



*Fig 62: House on Lot 4 of 1160*

The house is a simple orthogonal building of standard masonry construction with steel windows under a Marseille tile roof. It is not older than 60 years, and is an example of suburban architecture of which there are scores of similar examples.

#### Recommendation:

Demolition of this structure would not require a permit from Amafa as the building is not over 60 years old. Nevertheless, there is little architectural, historical or social significance in retaining the building.

4/1160	Local importance	Regional importance	National importance	International importance
Architectural significance	low	low	low	low
Historical significance	low	low	low	low
Technical significance	low	low	low	low
Scientific significance	low	low	low	low
Social significance	low	low	low	low

## **7. Executive Summary**

### **a) 'The Grove' 27 Blackburrow Road, Rem of 1 of 1135**

The main house, named 'The Grove' is an example of a rural dwelling that has been incrementally altered over the years, in accordance with changing needs. The original shale building, perhaps dating to the late 1860's was added onto some years after, and subsequent incursions have also occurred. Until relatively recently, it was located outside of the main borough, on the road towards Bishopstowe and close to the main Durban Road. Also, as a rural dwelling, it was not intended to address the road, but took more cognizance of the aspect and orientation.

As a rural dwelling, it was modest, and had little decoration. The added veranda with the Tuscan columns, possibly a vestige of gentrification in the 1920's, is the only evidence of any form of attempt at 'beautification'.

Its use too, has changed materially. Whereas in the past the house accommodated families, it now houses a number of separate tenants, and some unfortunate alterations have been made to accommodate this. Not the least is the number of bathroom conversions, many of which are likely to be illegal.

Repairing the house would be costly. In addition to underpinning of the veranda, and propping up of the occasional collapsing arch, the roof has not had any maintenance for many years, and the timberwork on the verandas is evidence of this. Some gutters are held on by rope, and generally all repair has been reactive rather than proactive. Many of the chimneys are in need of rebuilding. Shale work on the front elevation is bursting at ground level.

Reusing the house for anything other than a dwelling would be impractical. The spaces internally are reasonably small, and its 'U' shaped configuration together with the spaces enforced by the shale construction, make conversion into flatlets difficult. Its relationship with the road does not exist - 'celebrating entrance' to a new development is not an option with a bay window and a small door into a walled courtyard. Its position along the road has merit though, freeing up the balance of the site for development.

Given the (im)practicalities of repairing the house and reusing it in a future development, if all other avenues are pursued in the process of design and found wanting, the author considers demolition an option.

In addition, little merit was found in retaining the few other structures on site.

### **b) Lot 4 of 1135- 71 Mills Circle**

Demolition of this structure would not require a permit from Amafa as the building is not over 60 years old. Nevertheless, there is little architectural, historical or social significance in retaining the building.

### **c) Lot 1 of 1113- 1 Mills Circle**

Demolition of this structure would not require a permit from Amafa as the building is not over 60 years old. Nevertheless, there is little architectural, historical or social significance in retaining the building.

### **d) Lot 2 of 1113- 3 Mills Circle**

Demolition of this structure would not require a permit from Amafa as the building is not over 60 years old. Nevertheless, there is little architectural, historical or social significance in retaining the building.

### **e) Lot 3 of 1113- 9 Mills Circle**

Demolition of this structure would not require a permit from Amafa as the building is not over 60 years old. Nevertheless, there is little architectural, historical or social significance in retaining the building.

### **f) Lot 4 of 1113- 11 Mills Circle**

Demolition of this structure would not require a permit from Amafa as the building is not over 60 years

old. Nevertheless, there is little architectural, historical or social significance in retaining the building.

**g) Lot 5 of 1113- 15 Mills Circle**

Demolition of this structure would not require a permit from Amafa as the building is not over 60 years old. Nevertheless, there is little architectural, historical or social significance in retaining the building.

**h) Lot 6 of 1113- 17 Mills Circle**

Demolition of this structure would not require a permit from Amafa as the building is not over 60 years old. Nevertheless, there is little architectural, historical or social significance in retaining the building.

**i) Lot 1 of 1160- 69 Mills Circle**

Demolition of this structure would not require a permit from Amafa as the building is not over 60 years old. Nevertheless, there is little architectural, historical or social significance in retaining the building.

**j) Lot 2 of 1160- 67 Mills Circle**

Demolition of this structure would not require a permit from Amafa as the building is not over 60 years old. Nevertheless, there is little architectural, historical or social significance in retaining the building.

**k) Lot 3 of 1160- 65 Mills Circle**

Demolition of this structure would not require a permit from Amafa as the building is not over 60 years old. Nevertheless, there is little architectural, historical or social significance in retaining the building.

**l) Lot 4 of 1160- 63 Mills Circle**

Demolition of this structure would not require a permit from Amafa as the building is not over 60 years old. Nevertheless, there is little architectural, historical or social significance in retaining the building.

Please note that the archaeology of the site is not included in this report, as it is not usually a feature of suburban assessments. Should any item of archaeological or historic interest emerge during any works on site, work must stop immediately and Amafa or the Archaeological unit of the Natal Museum be contacted.

**8. References:**

KwaZulu- Natal Archives Repository- MSCE 3/21 W26/1870

Gordon, R (1981) *The place of the elephant*; Pietermaritzburg: Shuter and Shooter

Haswell, R and Laband, J (1988) *Pietermaritzburg 1838-1988- A new portrait of an African city*; Pietermaritzburg, University of Natal Press and Shuter and Shooter